



Housing Policy Department
Received on:

APR 04 2012

CITY HALL

1110 West Capitol Avenue
West Sacramento, CA 95691

City Council
City Manager
City Clerk
Information Technology
(916) 617-4500

Community Development

Planning/
Development Engineering
(916) 617-4645
Building
(916) 617-4683
Redevelopment
(916) 617-4535
Housing & Community
Investment
(916) 617-4555
Economic Development
(916) 617-4880

Public Works

Operations
(916) 617-4850
Engineering
(916) 617-4645
Flood Protection
(916) 617-4645

Finance

Administration
(916) 617-4575
Refuse & Recycling
(916) 617-4590
Utility Billing
(916) 617-4589

Human Resources

(916) 617-4567

Parks & Recreation

(916) 617-4620

FIRE

2040 Lake Washington Blvd.
West Sacramento, CA 95691
(916) 617-4600
Fax (916) 371-5017

POLICE

550 Jefferson Boulevard
West Sacramento, CA 95605
(916) 617-4900
Code Enforcement
(916) 617-4925

PUBLIC WORKS

Operations
1951 South River Road
West Sacramento, CA 95691
(916) 617-4850

April 2, 2012

California Department of Housing and Community Development Division
of Housing Policy Development
P.O. Box 952053
Sacramento CA 94252-2053

Re: Housing Element Annual Report

Dear Housing Policy Development Staff:

As required by Government Code section 65400, enclosed please find the City of West Sacramento's Housing Element Annual Report for the period covering January 1, 2011 to December 31, 2011. City housing programs continue to be affected by the economic downturn. In addition, the passage of ABX1 26, which eliminated redevelopment agencies across the state, adversely affected implementation of some programs in the Housing Element. However, even in this less-than-optimal economic climate, the City achieved some housing-related successes during the reporting period. The following is a summary of some of the achievements made during the 2011 reporting period:

- **Program 1.6 – Pursue State and Federal Funding:** The City/Agency applied for (or supported) and was awarded the following grant applications for the construction of affordable housing during the reporting period:

Grant Type	Amount
Local Housing Trust Fund Program which will be used to provide gap financing to the Delta Lane projects (175 units of multi-generational housing built in two phases).	\$2,000.000
Total	\$2,000.000

- **Program 1.9 – Homebuyer Assistance:** The City continued to contract with the Home Loan Counseling Center to provide first time homebuyer courses to applicants. During the reporting period, two low-income first time homebuyers received down payment assistance from the City's First Time Homebuyer Program. Funds for the down payment assistance loan came from CDBG and HOME program income funds.



- **Program 3.1 – Energy Conservation:** During the reporting period, staff continued to work on implementation of the EECBG grant, received in 2009 (\$108,953) for energy upgrades at multi-family projects, by conducting outreach to multifamily property owners within the city. In 2010, the City adopted a Green Building Ordinance to encourage sustainable building practices within the City.

The report will note other areas where the City has made progress and where program objectives have not been met. Be assured that City Staff is working arduously to meet our Housing Element program objectives. Should you have any questions on the Report, please do not hesitate to contact me at 916-617-4535.

Sincerely,



Raul Huerta
Program Manager

enclosure

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of West Sacramento
Reporting Period 1-Jan-11 - 31-Dec-11

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Very Low- Income	Low- Income	Moderate- Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	59	0	0		0	59	0

* Note: This field is voluntary

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Income Level	RHNA Allocation by Income Level	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Units to Date (all years)	Total Remaining RHNA by Income Level
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	912	2	20	60	0	48	0	0	0			130	782
	Non-deed restricted													
Low	Deed Restricted	829	19	23	73	4	13	2	0				134	695
	Non-deed restricted													
Moderate	Deed Restricted	1,075	19	13	6	1	0	0	0				39	1,036
	Non-deed restricted													
Above Moderate		2,531	1,064	499	326	100	108	134	59				2,290	241
Total RHNA by COG.			5,347											
Enter allocation number.			1,104	555	465	105	169	136	59				2,593	2,754
Total Units														
Remaining Need for RHNA Period														

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of West Sacramento	
Reporting Period	1-Jan-11 -	31-Dec-11

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction	City of West Sacramento	
Reporting Period	1-Jan-11	- 31-Dec-11

TABLE C

PROGRAM IMPLEMENTATION STATUS			
<p>Program Description (By Housing Element Program Names)</p>		<p>Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.</p>	
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
1.1 Vacant Land Inventory to Accommodate Future Housing Needs	Evaluate housing production by type and affordability in the City every two years. Analyze housing production against sites identified in the land inventory. Maintain an adequate supply of land.	Update in 2008, 2010 and 2012	The vacant land inventory was last updated in 2008 as part of the Housing Element update. The update revealed an adequate number of vacant and underdeveloped sites to accommodate its fair-share housing allocation through 2013. Vacant and underdeveloped sites are capable of supporting 12,294 new units, with a surplus capacity of 7,967 housing units. Due to staffing constraints the vacant land inventory was not updated in 2010. The next update to the Vacant Land Inventory is scheduled to be completed in 2012.
1.2 Inclusionary Housing Requirements for Residential Development	Enforce inclusionary housing ordinance for new construction. Rental: 5% affordable each to very low-, low-, and moderate-income households. Ownership: 5% affordable to low-income households; 10% affordable to moderate-income households.	On-going	Due to the economic downturn, minimal housing construction occurred within the City in 2011. During the reporting period, no inclusionary units were constructed.
1.3 Density Bonuses	Update the Affordable Housing Density Bonus implementing ordinance (Chapter 17.48) Construct 10 affordable units through the density bonus.		A draft updated Density Bonus ordinance has been developed but was not presented for public comment during the reporting period. This program will be delayed until the later years of this planning period due to the economic downturn.
1.4 Redevelopment Project Area Goals	Increase affordable housing stock within the West Sacramento Redevelopment Project Area by	On-going	On June 29, 2011 Governor Brown signed ABX1 26, which effectively eliminated Redevelopment Agencies. The City of West Sacramento, as successor agency, is in the process of effecting the dissolution of the Redevelopment Agency including

	developing 10 affordable units per year with the requirement that: 30% are developed or rehabilitated in the Redevelopment Project Area and affordable to low- and moderate-income households (of which half must be very low-income). 15% of units developed or rehabilitated by other entities (public or private) be affordable (of which 40 % must be very low-income).		the adoption of a Recognized Obligations Payment Schedule and formation of an Oversight Board, among others. The city of West Sacramento has elected to become the housing successor agency, and will manage the ongoing housing programs of the former redevelopment agency.
1.5 Secondary Dwelling Units	Permit 5 secondary units during planning period.	On-going	While the Community Development Department believes that some secondary dwelling units were completed during the reporting period, a separate tracking system for the development of secondary units has not been implemented.
1.6 Pursue State and Federal Funding	Pursue sufficient State and Federal funding to achieve the City's new construction objectives of 289 extremely low-income units, 290 very low-income units, 527 low-income units, and 685 moderate-income units.	On-going	During the reporting period, the City applied for \$5 million in State HOME funds for the Bridge District project (BRIDGE Housing); however, the application was not awarded. In addition, the City applied for and was awarded a \$2 million grant from HCD's Local Housing Trust Fund Program. The grant funds along with the City's match (1 to 1) will be used to provide gap financing to the Delta Lane projects (175 units of multi-generational housing built in two phases). A CalHome application in the amount of \$500,000 was also submitted to HCD for mobile home rehabilitation and replacement – HCD has not issued award notifications.
1.7 Site Assembly by the Redevelopment Agency	Assemble parcels for one affordable housing project between 2008 and 2013.	On-going	On June 29, 2011 Governor Brown signed ABX1 26, which effectively eliminated Redevelopment Agencies. The City of West Sacramento, as successor agency, is in the process of effecting the dissolution of the Redevelopment Agency including the adoption of an Recognized Obligation Payment Schedule and formation of an Oversight Board, among others. Under ABX1 26, no new land acquisitions may be made, and sites owned by the former redevelopment agency that are not encumbered by an "enforceable obligation" as defined in the dissolution legislation must be sold.
1.8 Manufactured Homes	Continue to allow construction of new mobile home parks and/or manufactured home subdivisions.	On-going	Information on the development of manufactured housing is provided at the City's permit counter and is available on the City's website. No sites have been identified for a new Mobile Home Park and no proposals have been submitted for new mobile home parks or manufactured home subdivisions.
1.9 Homebuyer Assistance	Assist 60 lower-income homebuyers	On-going	The City continued to contract with the Home Loan Counseling Center to provide first time homebuyer courses to applicants. During the reporting period, two low-income first time homebuyers received down payment assistance from the City's

				First Time Homebuyer Program. Funds for the down payment assistance loan came from CDBG and HOME program income funds.
1.10	Cooperation with Affordable Housing Providers	Complete at least one affordable housing project with the WSHDC or another housing developer.	On-going	The City continues to work with the West Sacramento Housing Development Corporation to identify potential housing projects. The City has held initial conversations with the WSHDC about partnering with another non-profit housing developer for the construction of an affordable senior rental project on Delta Lane.
1.11	Annual Report on Housing Element Implementation	The City will prepare an annual report to the City Council (as required by Government Code Section 65400) on achievements in implementing housing programs and meeting the objectives of the City's Housing Element. The report will include activities of all City departments responsible for implementing programs contained in the HE.	On-going	This report is being prepared for review by the City Council. Staff submits the Housing Element Annual Report every year for review and comment.
1.12	Address Housing Constraints	Update the zoning code, density bonus ordinance, and mobile home park ordinance to conform to current State law requirements and remove constraints on the development of housing affordable to all income levels.	On-going	Planning and Housing staff met to discuss changes to the zoning code related to SB 2. Staff amended the City Zoning Ordinance in October 2010 to add a section for non conforming mobile home parks. This addition of this section provides mobile home park owners greater flexibility to make infrastructure improvements at existing mobile home parks, many of which are non-conforming due to their size.
1.13	Minimum Density of 20 dwelling units per acre in R-3 zones	Ensure that available sites are developed at densities greater than the minimum densities and an adequate number of housing units are developed to meet future housing needs.	On-going	The City of West Sacramento is currently updating its General Plan. It is anticipated that the updated General Plan will be adopted in late-2013. As part of the update process, staff will likely recommend language designed to address the need for high-density development an adequate supply of affordable housing.
1.14	Establish Urban Design Standards for the Triangle Specific Plan Area	Adopt Urban Design Standards for the Triangle Specific Plan area to encourage denser development and consider the results of the fee study to reduce development impacts fees.	On-going	City staff worked on development of the Urban Design Standards for the Bridge District (formerly known as the Triangle) throughout the 2009 reporting period. The City Council approved the Bridge District design standards in February 2010. In February 2010 the City Council approved a new financing structure for the Bridge District. The Bridge District land owners approved the final formation of the Community Facilities District in 2010.
2.1.1	Housing Rehabilitation (Single –family)	Assist in rehabilitating 15 housing units per year with funding provided by all applicable	On-going	The current economic downturn has severely affected successful program implementation. The loss of home equity has reduced the pool of potential applicants for the program. During the reporting period, 12 grants and two loans

	programs.		were approved through the City's Residential Rehabilitation Program for a total of \$237,185.50. During the reporting period, the City continued to implement its Neighborhood Stabilization Program. A total of 11 foreclosed homes were acquired, rehabilitation and resold using the City's NSP grant of \$1,047,543 and additional NSP program income.
2.1.2 Housing Rehabilitation (Multifamily)	Assist in rehabilitating 25 housing units per year with funding provided by all applicable programs.	On-going	The current economic downturn has severely affected successful program implementation. The loss of equity in multifamily properties has reduced the pool of potential applicants for the program. During the reporting period no multifamily units were rehabilitated.
2.2 Preservation of Affordable Rental Housing	Continue to maintain the affordability of subsidized rental housing in the City. (See also Program HE-PR-2.3)	On-going	No rent restricted units were at risk of converting to market rate rents during the reporting period.
2.3 Preservation of Mobile Home Parks	Assist all mobile home parks through this strategy.	On-going	In 2008, City staff applied for and received a \$125,000 CDBG grant for mobile home infrastructure improvements. The City's Mobile Home Park Improvement Program provides forgivable loans to mobile home park owners for infrastructure improvements while requiring park owners to adhere to set operating standards and to offer long-term leases to residents. In 2010, the City approved a \$90,000 loan to Agape Mobile Home Park for electrical upgrade improvements to all mobile homes in the park. The upgrades to Agape Mobile Home Park included installation of a new transformer pad and stubbed conduits, providing and installing new 100-amp pedestals to all 54 mobile home spaces, and installing underground electrical lines to provide 100-amp service to all trailer pedestals. During the reporting period, an increase of \$8,710 to Agape Mobile Home Park's loan was approved for the removal of two existing light posts and the installation of three new light posts. The light posts increased visibility at night for the safety of park residents.
3.1 Energy Conservation	Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units and comply with State energy conservation requirements. See Programs HE-PR-1.6 and 1.11.	On-going	The City is continuing to work with PG&E to promote energy efficiency, conservation opportunities, and assistance programs for residents and business interests. During the reporting period, staff continued to work on implementation of the EECBG grant, received in 2009 (\$108,953) for energy upgrades at multi-family projects, by conducting outreach to multifamily property owners within the city. In 2010, the City adopted a Green Building Ordinance to encourage sustainable building practices within the City.
4.1 Mixed-Use Development	Support construction of 150 housing units in one or more mixed-use projects between 2008	On-going	In 2010, construction was completed on Parkside at Sycamore, a planned 62-unit mixed-use development on West Capitol Avenue near the intersection of Sycamore Avenue. The project includes 61 units of affordable housing, an on-site manager's

	and 2013. See Programs HE-PR-1.6 and 1.11.		unit, a 2,200 square foot community center, and a 1,600 square foot retail space. The project was financed in part with \$4,500,000 in Housing Set-Aside Funds.
5.1	Local, State, and Federal Funding for Infrastructure Support infrastructure improvements for 50 units of affordable housing, including new construction and/or revitalization in older neighborhoods. See Program HE-PR- 1.6.	On-going	In 2010, the City applied for and was awarded two grant applications for infrastructure improvements: a \$4,106,374 Statewide Park Development Grant for the construction of Sycamore Park and a \$120,000 CalTrans Transportation Planning Grant for completion of a bicycle, pedestrian and trails master plan. Both of these grant awards will support new housing in the Redevelopment Project Area. No additional funding was applied for during the reporting period.
6.1	Yolo County Homeless Services Coordination Program Maintain support, services, and facilities to assist West Sacramento homeless residents.	On-going	The City continues to provide \$20,029 annually to fund the Homeless Service Coordination Project. A 10 Year Plan to End the Homelessness was adopted in April, 2010. Yolo County 10 Year Plan Executive Commission was established in May 2010 to implement the 10 Year Plan. The plan, among other things, seeks to reduce the number of homeless by creating more humane and more economical systems to serve people experiencing homelessness. City staff attends monthly meetings and sits on the Executive Committee of the Yolo County Homeless and Poverty Action Coalition. Staff also participates in quarterly Northern California Homeless Roundtable workshops.
6.2	Section 8 Rental Assistance Inform rental property owners who have been assisted with public funds, their obligations regarding the Section 8 voucher program and ensuring rental units are available to Section 8 voucher holders.	On-going	As part of the Affordable Housing Monitoring Program, City staff continues to work with properties with Regulatory Agreements to inform them about Section 8 Vouchers.
6.3	Equal Housing Opportunity Promote and ensure compliance with State and Federal fair housing requirements; continue financial support of, and participation in, local joint power agreements to promote fair housing.	On-going	The Human Rights-Fair Housing Commission of Sacramento continues to provide and promote fair housing services in West Sacramento. The City participates in a bi-annual fair housing event sponsored by the Human Rights/Fair Housing Commission of Sacramento. Fair housing information and links are available on the City's website at: http://www.cityofwestsacramento.org/city/depts/hci/fairhousing.asp
6.4	Emergency Shelter and Transitional Housing Continue to implement current zoning and permitting for homeless facilities and services.	On-going	The City continues to allow existing and new emergency shelter/transitional housing according to Chapter 17.23 of the Municipal Code, which identifies appropriate sites for such facilities and establishes clear guidelines for their

			development and management. No applications have been received for new emergency shelter/transitional housing facilities. The Broderick Christian Center (BCC), which manages a Transitional Housing Program, continues to operate in the City. BCC used to provide a day shelter program, but the day shelter facility was destroyed by fire in 2010. BCC has received an Emergency Housing Assistance Program Capital Development grant (EHAP-CD) from the State Department of Housing and Community Development to rebuild the day shelter and develop a 42-bed emergency shelter.
6.5 Accessibility for Persons with Disabilities	Increase accessibility in housing for persons with disabilities through facilitation of development, maintenance, and improvement of new and existing housing.	On-going	The City's Planning and Building Divisions enforce State and Federal accessibility requirements on new developments. A reasonable accommodation ordinance, to provide exception in zoning and land-use for housing for persons with disabilities, is under development but has yet to be adopted by the City.
6.6 Special Housing Needs	Collaborate with one or more affordable housing developers and secure sufficient funding to develop at least one special needs housing project between 2008 and 2013.	On-going	City has worked with builders on inclusionary housing requirements to ensure housing will meet the needs of all household types. While staff works with housing developers to provide affordable housing for special needs groups, no specific incentives have been created for special needs housing. Parkside at Sycamore, which is a 62-unit multi-family project, provides 7 units for extremely low income households. The project is expected to attract families and it is anticipated that large families, single-parent households, and female-headed households will reside at the project. Parkside at Sycamore was completed in 2010. Full implementation of this objective has been delayed due to limited financing for housing projects in the current economic climate.
6.7 Condominium Conversion Ordinance	To assist in the prevention of the loss of affordable housing units through conversion to condominiums. Develop a condominium conversion ordinance when needed.	On-going	The City's condominium conversion ordinance needs to be updated; however, this program will be delayed until the later years of this planning period due to the economic downturn.